

Revised AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, October 24, 2013 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings:** 9/12/13, 9/26/13, 10/10/13, 10/17/13 special
2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**
3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission; Zoning Board of Appeals 10/7/13; Planning Commission; Zoning Sub-Committee
 - b. Connecticut Federation of Planning And Zoning Agencies Quarterly Newsletter: Fall 2013
 - c. **Legal Briefings for Building Inspectors: October 2013**
 - d. Response letter from Water Source dated 10/16/13 Re: 227 Candlewood Lake Road
 - e. Response letter from Water Source dated 10/16/13 Re: 111 Park Ridge Road
 - f. Response letter from Water Source dated 10/16/13 Re: 115 Federal Road
 - g. Response letter from Water Source dated 10/16/13 Re: 366 Federal Road
 - h. Response letter from Water Source dated 10/16/13 Re: 419 Federal Road
4. **Public Hearing 7:30 p.m.**
 - a. **4 & 16 Elbow Hill Road (Echo Bay Marina) #201300868(A): Design Review for a 24,076 sq. ft. Boat Storage Building and #201300868(B): Natural Resource Removal of 14,700 CY (PH close date 11/27/13)**
 1. Letter from Russell Posthauer, Jr. P.E. to Zoning Commission dated 10/9/13 Re: 4 Elbow Hill Road - Revised Building Plans
 2. Bonding Cost Estimate-Erosion Controls dated prepared by CCA, LLC dated 5/20/13 revised 9/21/13 in the amount of \$12,391.50
Revised Plans:
 3. Drawing titled "Garage" prepared by CCA, LLC handed into Land Use 10/17/13
 4. Map titled "Elevations" prepared by PBC Inc and LPR/Loram Assoc. dated 10/2/13 – sheet EL-1
 5. Map titled "Echo Bay Marina Boat Storage Building Section" prepared by CCA, LLC dated 10/8/13 – sheet 1
 6. "Lighting Plan" prepared by Apex Lighting Solutions dated 10/15/13 – sheet SL-3
 7. Response letter from Water Source dated 10/16/13 Re: 4&16 Elbow Hill Rd
5. **Old Business:**
 - a. **594 Federal Road #201300777:** Site Plan Modification for additional parking for a Landscaping business (*dec date 11/15/13*)
 1. Letter from Water Source dated 10/16/13 Re: 594 Federal Road
 - b. **887 Federal Road #200300284: Permit Extension**
6. **New Business:**
 - a. **540 Federal Road (Oak Meadows) #201300942: Site Plan Modification to increase visitor parking spaces from 50 to 89 spaces and to revise construction phasing (dec date 12/27/13)**
 1. Map titled "Site Plan Showing Additional Parking Oak Meadows" prepared by CCA, LLC dated 8/20/13 – sheets SP1 & SP2
 - "Phasing Plan" dated 8/14/08 revised thru 9/13/13 – sheet PH1

- b. **258 Whisconier Road #201300951: Certificate of Zoning Compliance for a craftsman shop to store Landscaping Equipment on the property** (*dec date 12/27/13*)
1. Site Plan Map handed into Land Use 10/17/13
- c. **460 & 501 Candlewood Lake Rd #201300952 (Design Review) & #201300952 (NRR): Design Review and Natural Resources Removal Applications for “Brookfield Parks Revitalization Project” to add: basketball court, artificial playing fields, and a building** (*dec date 12/27/13*)
1. “Development Report” for “Brookfield Parks Revitalization Project” prepared by CCA, LLC dated 10/17/13
 2. Map Cover Sheet titled “Brookfield Parks Revitalization Project” prepared by CCA, LLC dated 10/17/13
 - “General Legend, Notes And Abbreviations” dated June 2012 – sheet N1
 - “Topographic Survey” dated 1/26/10 revised 2/7/12 – sheet 1 of 1
 - “Cadigan Park Layout & Materials Plan” dated 10/17/13 – sheet C1
 - “Cadigan Park Grading & Drainage Plan” dated 10/17/13 – sheet C2
 - “Cadigan Park Utilities Plan” dated 10/17/13 – sheet C3
 - “Town Park Demolition Plan” dated 10/17/13 – sheet C4
 - “Town Park Layout & Materials Plan” dated 10/17/13 – sheet C5
 - “Town Park Grading & Drainage Plan” dated 10/17/13 – sheet C6
 - “Cadigan Park Utilities Plan” dated 10/17/13 – sheet C7
 - “Town Park Landscape Plan” dated 1/30/13 – sheet C8
 - “Notes & Details Plan” dated 10/17/13 – sheets C9 thru C11
 - “Sedimentation And Erosion Control Plan” dated 12/7/05 – sheet E1
 3. “Proposed Floor Plan” for new building at Town Park prepared by Doyle / Coffin Architecture dated October 2013
 - “Elevation Plan” for new building
- d. **40 Elbow Hill Road #201300955: Single Family Conversion for a 495 sq. ft. apartment** (*dec date 12/27/13*)
1. Hand drawn layout of the apartment handed into Land Use 10/17/13+++
- e. **Proposed Moratorium #201300956: Proposed Moratorium on Medical Marijuana**
1. Copy of Town of Ridgefields Proposed Amendment to the Zoning Regulations dated 8/29/13

7. **Tabled Items:**

8. **Informal Discussion:**

a.

9. **Comments of Commissioners:**

10. **Adjourn:**

****Next Regular Meeting Scheduled for November 14, 2013****

